



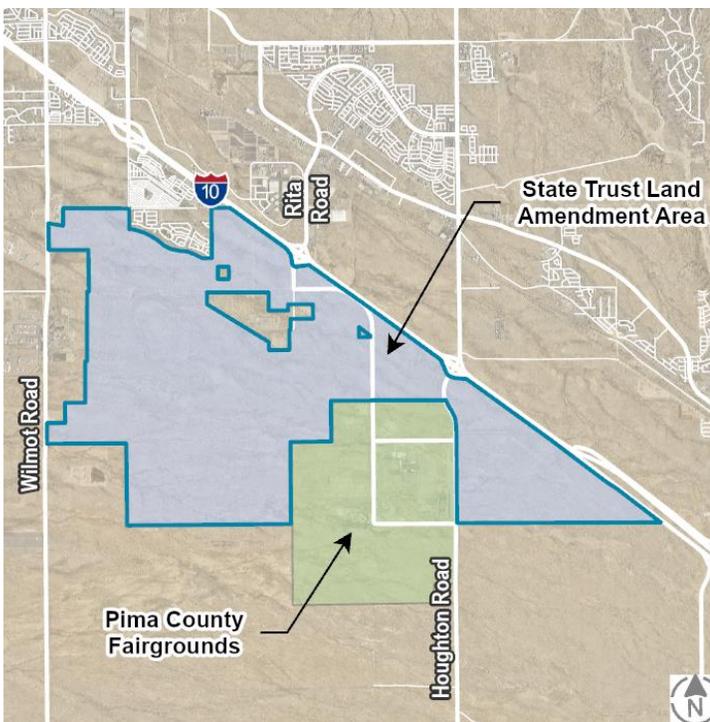
March 28, 2023

Dear Neighbor:

On behalf of the Arizona State Land Department (ASLD), The Planning Center invites you to attend a neighborhood meeting regarding a proposed amendment to the Rincon/Southeast Subregional Plan.

ASLD is in the initial stage of seeking entitlements for approximately 8,300-acres, shown in blue on the map, between Interstate 10 and Wilmot Road. This process begins with amending the Rincon/Southeast Subregional Plan (RSSP).

The RSSP, based on the 1992 Pima County Comprehensive Plan and adopted by the City of Tucson Mayor and Council in 1995, provides policy guidance for future development in southeast Metropolitan Tucson. When it was written, the RSSP recognized the future employment potential between Interstate 10 and Interstate 19 due to the presence of two interstate highways, an airport, and rail infrastructure to spur international and domestic trade. The proposed RSSP amendment will update policies related to State Trust Land based on current natural and built conditions and allow ASLD to seek zoning that takes a comprehensive approach to drainage, wildlife connectivity, and land use planning, recognizing the RSSP's acknowledgement of the area's development potential. With approval of the proposed amendment, ASLD plans to submit a rezoning application for the subject land.



When it was written, the RSSP recognized the future employment potential between Interstate 10 and Interstate 19 due to the presence of two interstate highways, an airport, and rail infrastructure to spur international and domestic trade. The proposed RSSP amendment will update policies related to State Trust Land based on current natural and built conditions and allow ASLD to seek zoning that takes a comprehensive approach to drainage, wildlife connectivity, and land use planning, recognizing the RSSP's acknowledgement of the area's development potential. With approval of the proposed amendment, ASLD plans to submit a rezoning application for the subject land.

We are excited to present this plan amendment proposal to you. Meeting details are on the back of this letter. Representatives from ASLD's team will discuss the proposed RSSP changes, highlight the amendment and upcoming zoning entitlement processes, and answer any questions you may have.

See Reverse Side

Please join us on:

Date: April 11, 2023

Time: 5:45 PM

Location: Online via Zoom Meeting (link below)

<https://us06web.zoom.us/j/9844761151>

Meeting ID: 984 476 1151

You may also join the meeting by telephone. Please call: +1 (253) 205-0468

If you are interested in attending, please send an email to Adam Call (acall@azplanningcenter.com), and a live link will be emailed to you if you do not want to type the link above into your web browser.

Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone (520)791-5550. Additionally, comments may be made verbally or in writing at an upcoming Zoning Examiner public hearing to be announced.

If you cannot attend the meeting but still have questions, please contact me at (520)209-2628 or bunderwood@azplanningcenter.com.

Sincerely,



Brian Underwood
Director of Planning, The Planning Center

DATE: 3/28/2023

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: TP-PRE-0323-00138

PROJECT LOCATION: Rita Road and I-10

This serves to place on record the fact that on 3/28/2023 , Adam Call ,
(date) (name)

mailed notice of the 4/11/2023 neighborhood meeting such that the notice was
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: 

Date: 3/28/2023

ALTAMIRANO NICOLAS V & DEBORAH A
CP/RS
9310 S WRENS ROOST CT
TUCSON AZ 85756

AMIDO ARTEMSON ARGUELLES & JEAN
BERNARDINO CP/RS
2339 POPPY HILLS DR
CHULA VISTA CA 91915

ANCIC SARA J & ANDRE N CP/RS
9133 S CROWS NEST CT
TUCSON AZ 85756

ANDERSON DE ANN MARIE & NEIL
MICHAEL CP/RS
7720 E BIG MEADOW DR
TUCSON AZ 85756

ANDRIOPOULOS JOHN & MARIE CP/RS
7751 E BIG MEADOW DR
TUCSON AZ 85756

ANZURES JUDE R & CRISTINA G JT/RS
7870 E BIG MEADOW DR
TUCSON AZ 85756

ARIZONA BOARD OF REGENTS
220 W 6TH STREET PO BOX 210300
TUCSON AZ 85721

AUDRAN ISABELLE M
7691 E BIG MEADOW DR
TUCSON AZ 85756

BADOWSKI JESSICA & MICHAEL S CP/RS
7730 E BIG MEADOW DR
TUCSON AZ 85756

BAILEY RICHARD LEWIS & KIMBERLY T
CP/RS
7430 E SYCAMORE PARK BLVD
TUCSON AZ 85756

BAKER LAWRENCE BELDON JR & RADNICH-
BAKER
9120 S CROWS NEST CT
TUCSON AZ 85756

BANDS JAMES G & LARA J JT/RS
19805 W MULBERRY DR
BUCKEYE AZ 85396

BATTS FRED AND TRACEY D CP/RS
730 MARTY ROAD
SCHULENBURG TX 78956

BESSETTE CHAD & LISA CP/RS
7456 E SYCAMORE PARK BLVD
TUCSON AZ 85756

BOARDMAN TIMOTHY & ANNA CP/RS
7840 E JACK OAK RD
TUCSON AZ 85756

BOWDEN ERIN MONROE
7566 E AUTUMN LEAF DR
TUCSON AZ 85756

BOWEN NATHAN A & JENNICER C CP/RS
7831 E JACK OAK RD
TUCSON AZ 85756

BOWERS KEVIN N & MAY L CP/RS
7488 E SYCAMORE PARK BLVD
TUCSON AZ 85756

BRAY LESLIE A FAMILY TR
9231 S TREE HOUSE LN
TUCSON AZ 85756

BROWN RICARDO & RHONDA CP/RS
7612 E AUTUMN LEAF DR
TUCSON AZ 85756

BULINSKI MARK & ROXANNE
7869 E BIG MEADOW DR
TUCSON AZ 85756

CAMACHO LIZETTE A & JOAQUIN CP/RS
7741 E BIG MEADOW DR
TUCSON AZ 85756

CARLOS EVA & ROJAS CP/RS
7580 E AUTUMN LEAF DR
TUCSON AZ 85756

CARTER JOHN L & STACEY L CP/RS
9084 S OLD OAK CT
TUCSON AZ 85756

CEBALLOS FRANCISCO & ALMA CP/RS
9326 S WRENS ROOST CT
TUCSON AZ 85756

CHAPMAN MARTHA H
7740 E BIG MEADOW DR
TUCSON AZ 85756

CITY OF TUCSON
PO BOX 27210
TUCSON AZ 85726

COFFER MATTHEW
7560 E AUTUMN LEAF DR
TUCSON AZ 85756

CORDISCO FLOYD R & DEBRA L CP/RS
7602 S SUGARBERRY DR
TUCSON AZ 85747

CORRECTIONS CORPORATION OF AMERICA
1233 WEST LOOP S, SUITE 1500
HOUSTON, TX 77027

COSENTINO COSIMO G & KARI A CP/RS
9209 S TREE HOUSE LN
TUCSON AZ 85756

CRISWELL JAIME DAWN
7412 E SYCAMORE PARK BLVD
TUCSON AZ 85756

CUNNINGHAM CHRISTOPHER K & ASHLEY
M CP/RS
1298 PATRIOT WAY
BEAVERCREEK OH 45434

DAVIS WENDY & GREGORY H CP/RS
7874 E BIG MEADOW DR
TUCSON AZ 85756

DEBAKE MARK & DANIELLE CP/RS
7760 E BIG MEADOW DR
TUCSON AZ 85756

DELGADILLO EDER & SILVA MELISSA M
CP/RS
7780 E BIG MEADOW DR
TUCSON AZ 85756

DENTON AMANDA
8980 S BEECHNUT LN
TUCSON AZ 85756

DETTMER-DIAZ ANEVAY L & DIAZ JAVIER I
CP/RS
7390 E SYCAMORE PARK BLVD
TUCSON AZ 85756

DIEDERICH RICHARD M & STEPHANIE L
CP/RS
9088 S OLD OAK CT
TUCSON AZ 85756

DIETZ ANGELA L & RUSSELL W CP/RS
7160 E BLOOMTREE LN
TUCSON AZ 85756

DONOHUE ELEANOR
9132 S CROWS NEST CT
TUCSON AZ 85756

DOYLE JULIE A & THOMAS J CP/RS
8930 S BEECHNUT LN
TUCSON AZ 85756

DUVERGE LUIS R PEREZ & SANCHEZ
ELIZABETH
9301 S WRENS ROOST CT
TUCSON AZ 85756

EL PASO NATURAL GAS CO
PO BOX 4372
HOUSTON TX 77210

ENRIQUEZ RAFAEL & NICOLE GUADALUPE
CP/RS
7721 E BIG MEADOW DR
TUCSON AZ 85756

FIMBRES PAUL J & LACEY ROBERTA M
CP/RS
9247 S TREE HOUSE LN
TUCSON AZ 85756

FRABIZIO SULLIVAN R & THERESA S CP/RS
7701 E BIG MEADOW DR
TUCSON AZ 85756

FRIEDLANDER GLENN R & TERESA A CP/RS
7810 E BIG MEADOW DR
TUCSON AZ 85756

GARIBAY GABRIEL
7464 E SYCAMORE PARK BLVD
TUCSON AZ 85756

GARVIN SETH W & ANNA M CP/RS
9223 S TREE HOUSE LN
TUCSON AZ 85756

GONZALEZ DELVIN
7436 E SYCAMORE PARK BLVD
TUCSON AZ 85756

GONZALEZ KARLA E
9008 S BEECHNUT LN
TUCSON AZ 85756

GRABE JAMES J & CHRISTINA B REVOC
LIVING TR
8952 S BEECHNUT LN
TUCSON AZ 85756

GROMER MARK A JR & KIRSTEN & SPEAR
9091 S OLD OAK CT
TUCSON AZ 85756

HACKETT EDWARD LEE & MEEKER RACHEL
ELIZABETH
9318 S WRENS ROOST CT
TUCSON AZ 85756

HALLOWELL/JAMES LIVING TR
7850 E BIG MEADOW DR
TUCSON AZ 85756

HAMON NICHOLAS E
7860 E TREETOP RD
TUCSON AZ 85756

HARRIS GREGORY KEITH & KRISTI A CP/RS
9302 S WRENS ROOST CT
TUCSON AZ 85756

HERZBERG RICHARD
7851 E NEW LEAF PL
TUCSON AZ 85756

HURTADO JOSE J & LIZETTE L CP/RS
9108S S CROWS NEST CT
TUCSON AZ 85756

JOHNSON BRIAN WILLIAM & SWEENEY
EVELYN JOAN JT/RS
7847 E JACK OAK RD
TUCSON AZ 85756

JONES JERRY S II & DOLORES A CP/RS
7864 E BIG MEADOW DR
TUCSON AZ 85756

KERN MARK A & VALERIE Y CP/RS
9070 S OLD OAK CT
TUCSON AZ 85756

KETCHUM STEVEN A
7882 E NEW LEAF PL
TUCSON AZ 85756

KNICKERBOCKER SPENCER
7400 E SYCAMORE PARK BLVD
TUCSON AZ 85756

KNIGHT FAMILY TR
7163 E ALDERBERRY ST
TUCSON AZ 85756

LAN PEILIN
7480 E SYCAMORE PARK BLVD
TUCSON AZ 85756

LASOTA JOSHUA M & KATHLEEN K CP/RS
4218 BERWICK DR
WICHITA FALLS TX 76309

LAVRISA VICTOR S
7540 E AUTUMN LEAF DR
TUCSON AZ 85756

LEE JOYCE SIMLAI LIVING TR
9092 S OLD OAK CT
TUCSON AZ 85756

LEWIS DANIEL S & JAN JT/RS
7883 E NEW LEAF PL
TUCSON AZ 85756

LOPEZ-ORTEGA FRANCISCO
8944 S BEECHNUT LN
TUCSON AZ 85756

LORIMOR RONALD B & STEFFI CP/RS
7865 E TREETOP RD
TUCSON AZ 85756

LUCAS RANDALL
7858 E NEW LEAF PL
TUCSON 85756

MACIAS PHILIP ANTHONY & MELISSA
7770 E BIG MEADOW DR
TUCSON AZ 85756

MALINOWSKI MICHAEL DANIEL &
KATHERINE GRACE CP/RS
7860 E BIG MEADOW DR
TUCSON AZ 85756

MANDT CHARLES E
7838 E TREETOP RD
TUCSON AZ 85756

MANRIQUEZ NICOLAS & MADRIGAL DE
MANRIQUEZ
7731 E BIG MEADOW DR
TUCSON AZ 85756

MARINOS NATALIE M & BAUER MATTHEW
J JT\RS
7620 E AUTUMN LEAF DR
TUCSON AZ 85756

MARKUSSEN MICHAEL & HELEN CP/RS
7846 E TREETOP RD
TUCSON AZ 85756

MC CARLEY KYLE & ALLISON
9255 S SUMMER BREEZE LN
TUCSON AZ 85756

MC CAULEY CARL B JR
7856 E JACK OAK RD
TUCSON AZ 85756

MC INTOSH MICHAEL J & PETRI LADY F
JT/RS
9239 S TREE HOUSE LN
TUCSON AZ 85756

MC LOUGHRY BRENTON LEE
9305 S WRENS ROOST CT
TUCSON AZ 85756

MELLINGER CANDICE L & JEREMY M CP/RS
7392 E SYCAMORE PARK BLVD
TUCSON AZ 85756

MENARD MICHAEL
9263 S SUMMER BREEZE LN
TUCSON AZ 85756

MHC VOYAGER EXPANSION LLC
8701 S KOLB RD
TUCSON AZ 85756

MIKALS JUSTINE HELENE
7849 E TREETOP RD
TUCSON AZ 85756

MILLER FAMILY REVOC TR
9255 S TREE HOUSE LN
TUCSON AZ 85756

MILLER JOHN & GAYLE CP/RS
7857 E TREETOP RD
TUCSON AZ 85756

MITCHELL DEBORAH S CP/RS
7148 E BLOOMTREE LN
TUCSON AZ 85756

MOLIERI RACHEL M
7159 E CHERRYWOOD ST
TUCSON AZ 85756

MONTOYA CHRIS W
7750 E BIG MEADOW DR
TUCSON AZ 85756

MORGANELLI PETER & BECKY CP/RS
7442 E SYCAMORE PARK BLVD
TUCSON AZ 85756

MORSE JEFFREY ALAN & PATRICIA J CP/RS
9270 S SWEET SPRING RD
TUCSON AZ 85756

NICHOLS JIMMIE D & LINDA M CP/RS
7867 E NEW LEAF PL
TUCSON AZ 85756

NICOLAY DEREK & ALISA
8972 S BEECHNUT LN
TUCSON AZ 85756

NORIEGA BRYAN J & NORIEGA CHRISTIE
ANN &
7843 E NEW LEAF PL
TUCSON AZ 85756

NORRIS NATHAN & BETHANY CP/RS
9309 S WRENS ROOST CT
TUCSON AZ 85756

NOWACKI GLENN M
7596 E AUTUMN LEAF DR
TUCSON AZ 85756

O NEAL ANTHONY LINO
7154 E BLOOMTREE LN
TUCSON AZ 85756

OLSEN RICHARD MALVIN & DOROTHY
LOUISE CP/RS
7472 E SYCAMORE PARK BLVD
TUCSON AZ 85756

OMONIYI OLADIMEJI
7448 E SYCAMORE PARK BLVD
TUCSON AZ 85756

ONGE JOSHUA A ST & COURTNEY W ST
CP/RS
9125 S CROWS NEST CT
TUCSON AZ 85756

OPENDOOR PROPERTY TR I
410 N SCOTTSDALE RD STE 1600
TEMPE AZ 85286

OSBORN JASON & CATHERINE CP\RS
7866 E NEW LEAF PL
TUCSON AZ 85756

OSWALT IONA L
12330 E CALLE RIOBAMBA
VAIL AZ 85641

PANZERO DENA
8986 S BEECHNUT LN
TUCSON AZ 85756

PARKER GARY LEE JR
7833 E TREETOP RD
TUCSON AZ 85756

PATTERSON ROSS & JOSEPHINE CP/RS
7710 E BIG MEADOW DR
TUCSON AZ 85756

PECK FAMILY TR
9260 S SWEET SPRING RD
TUCSON AZ 85756

PERRY REVOC FAMILY TR
8994 S BEECHNUT LN
TUCSON AZ 85756

PERRY RUSSELL J & CINDY A MCNOWN
CP/RS
7532 E AUTUMN LEAF DR
TUCSON AZ 85756

PIMA COUNTY
130 W CONGRESS ST
TUCSON AZ 85701

PROGRESS RESIDENTIAL BORROWER 2 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

RACKAUSKAS SAUL TR
7604 E AUTUMN LEAF DR
TUCSON AZ 85756

REED STEPHANIE & CHRISTOPHER CP/RS
7151 E ALDERBERRY ST
TUCSON AZ 85756

RENCH JARED & BETHANN CP/RS
7574 E AUTUMN LEAF DR
TUCSON AZ 85756

RIVERA JOSEPH A & VICTORIA M CP/RS
7863 E BIG MEADOW DR
TUCSON AZ 85756

RJ AMERICAN HOMES 4 RENT ONE LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

ROBERSON KATHY I
7157 E ALDERBERRY ST
TUCSON AZ 85756

ROBINSON DAVID L
7882 E NEW LEAF PL
TUCSON AZ 85756

RODRIGUEZ FRANK J & BARRON EUNICE V
CP/RS
7588 E AUTUMN LEAF DR
TUCSON AZ 85756

ROJO OSCAR FULVIO HERNANDEZ &
HERNANDEZ
9080 S OLD OAK CT
TUCSON AZ 85756

ROMERO-ALDRETE MICHELLE & ALDRETE
7711 E BIG MEADOW DR
TUCSON AZ 85756

ROSE JOHN D III
9215 S TREE HOUSE LN
TUCSON AZ 85756

RUANO GABRIEL
7424 E SYCAMORE PARK BLVD
TUCSON AZ 85756

RUBIN JASON M & STEPHANIE L CP/RS
7848 E JACK OAK RD
TUCSON AZ 85756

RUIZ DIEGO
7157 E BLOOMTREE LN
TUCSON AZ 85756

RUIZ JULIO TR
9244 S BIG TREE LN
TUCSON AZ 85756

SCHMIDT SCOTT ALLAN & LISA MARIA
CP/RS
7859 E NEW LEAF PL
TUCSON AZ 85756

SCHORZMAN ROBERT & TRICIA CP/RS
7494 E SYCAMORE PARK BLVD
TUCSON AZ 85756

SFR INVESTMENTS V BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

SIELA BRIAN THOMAS & MICHELLE RENEE
CP/RS
9322 S WRENS ROOST CT
TUCSON AZ 85756

SMITH MICHAEL RAY & COLEMAN DIANNA
D JT/RS
9306 S WRENS ROOST CT
TUCSON AZ 85756

SOLLIDAY ALIVIA J & TIRINO FLORENTINE
CP/RS
7820 E BIG MEADOW DR
TUCSON AZ 85756

SOUTH WILMOT LAND INVESTORS LLC
2200 E RIVER RD STE 115
TUCSON AZ 85718

STEPHENSON CHARLES M
PSC 103 BOX 3076
APO AE 09603

SYCAMORE PARK COMMUNITY ASSN
9000 E PIMA CENTER PKWY STE 300
SCOTTSDALE AZ 85258

SYMON ALISTAIR
9014 S BEECHNUT LN
TUCSON AZ 85756

TAMAYO MARIA
7875 E NEW LEAF PL
TUCSON AZ 85756

TORRES JOVAN A & KIMBERLY A CP/RS
9280 S SWEET SPRING RD
TUCSON AZ 85756

TRUE STEVEN GAYLORD & CANALES
VIRGINIA GUERRA
8946 S BEECHNUT LN
TUCSON AZ 85756

UNISOURCE ENERGY CORP
PO BOX 711 MAIL STOP HQW802
TUCSON AZ 85702

UNITED STATES OF AMERICA
320 1ST ST NW RM 754
WASHINGTON DC 20534

VAIL DYLAN & RAYME CP/RS
7864 E JACK OAK RD
TUCSON AZ 85756

VOYAGER RV RESORT LLC
PO BOX 617847
CHICAGO IL 60661

VOYAGER RV RESORT LP
8701 S KOLB RD
TUCSON AZ 85756

WEADOCK MATHEW & KRESTA CP/RS
7900 S DANFORTH AVE
TUCSON AZ 85747

WEI ZHIPING & XIAOYAN CP/RS
7340 E KNOLLWOOD DR
TUCSON AZ 85750

WHITE GERALD & YVONNE CP/RS
9064 S OLD OAK CT
TUCSON AZ 85756

WHITE STEVEN E & DERREL A CP/RS
7840 E BIG MEADOW DR
TUCSON AZ 85756

WILLIAMS KEVIN & LEANNE CP/RS
7854 E TREETOP RD
TUCSON AZ 85756

WILLIAMS WILLIE & SHIRLEY J JT/RS
7830 E BIG MEADOW DR
TUCSON AZ 85756

WOOD AUDREY L & RONALD M CP/RS
9002 S BEECHNUT LN
TUCSON AZ 85756

XAYVONGSACK DOUANGPANNHA JOHN
9314 S WRENS ROOST CT
TUCSON AZ 85756

YSLAS ISAIAH & REBECCA CP/RS
7406 E SYCAMORE PARK BLVD
TUCSON AZ 85756

ZAMORA JUAN J JR & MARY ANN CP/RS
8958 S BEECHNUT LN
TUCSON AZ 85756

ZWICKL RANDALL & KELLIE CP/RS
7874 E NEW LEAF PL
TUCSON AZ 85756

Regina Romero – Mayor
255 W. Alameda St
Tucson, AZ 85701

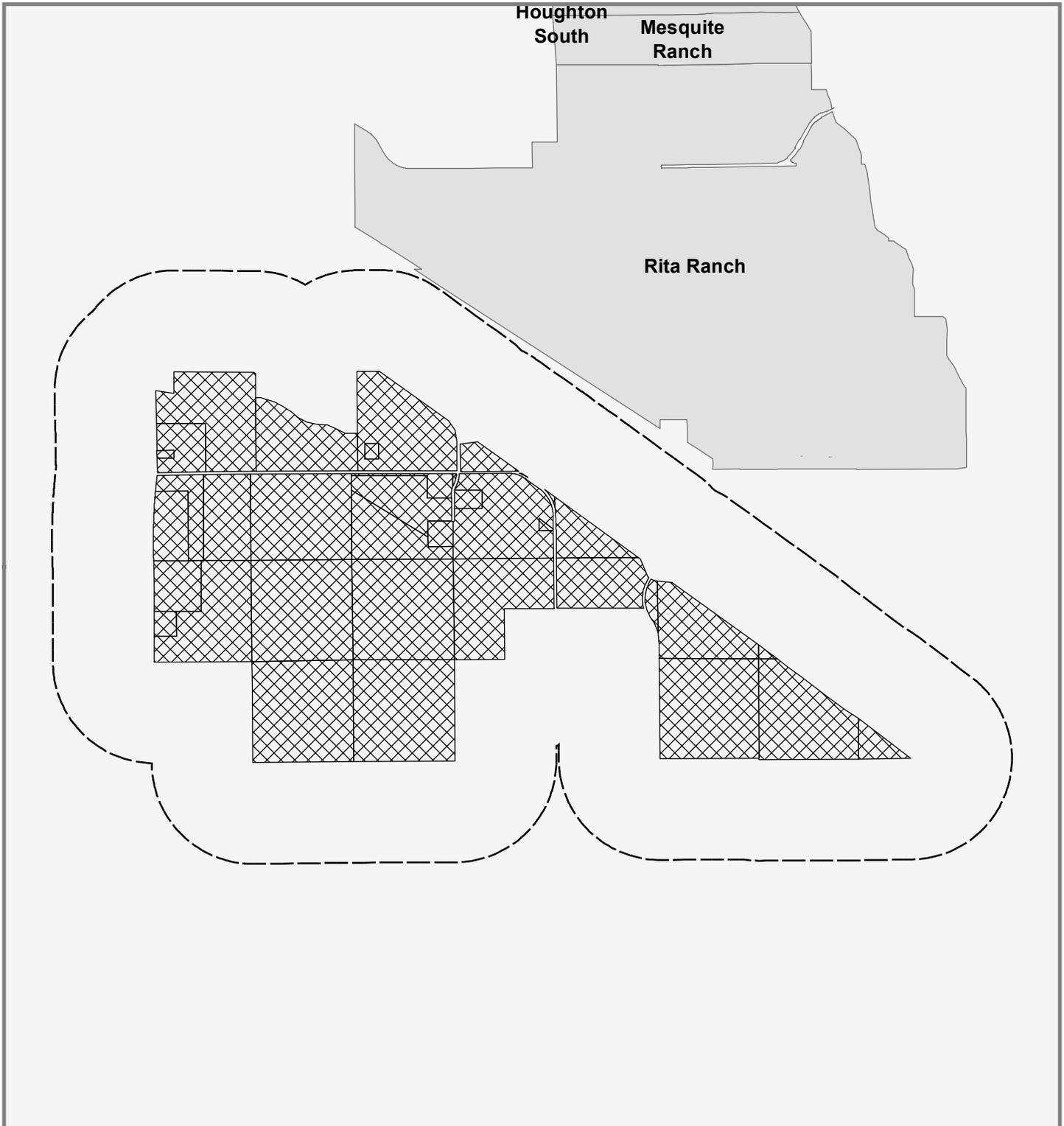
Nikki Lee - Ward 4
8123 E. Poinciana
Tucson, AZ 85730

Richard Fimbres - Ward 5
4300 S. Park Ave
Tucson, AZ 85714

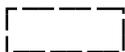
The Planning Center
RE: SLD-03
2 E. Congress Street, Suite 600
Tucson, AZ 85701

Al Wiruth
President, Rita Ranch Neighborhood
Association
9982 E. Paseo San Bernardo
Tucson, AZ 85747

TP-PRE-0323-00138 - 10195 S RITA RD



Plan Amendment Site

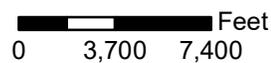


1 Mile Notification Area



Neighborhood Associations

Address: 10195 S RITA RD
Base Maps: Twp. 16S Range 16E Sec. 17 &
Twp. 16S Range 16E Sec. 18
Ward: 4, 5



1 inch = 7,338 feet





MEMORANDUM

Date: 4/13/2023 **Job No:** SLD-03

To: John Beall, City of Tucson Planning and Development Services Department

From: Adam Call, The Planning Center

Project: RITA 10 Rincon/Southeast Subregional Plan Amendment Neighborhood Meeting Summary

This memorandum summarizes the virtual neighborhood meeting held on Tuesday, April 11th, for the proposed Rincon/Southeast Subregional Plan (RSSP) amendment. The meeting was noticed properly using mailing labels provided by the City of Tucson Planning and Development Services Department, with notice letters sent to property owners within 400 feet of the RITA 10 boundary. No registered City of Tucson neighborhood associations are located within one mile of the RITA 10 boundary; therefore, no neighborhood association labels were provided. However, the Rita Ranch neighborhood association president was notified since the community is just over a mile away. Mayor Romero's office and the offices of Councilmembers Lee and Fimbres were also notified.

The meeting was hosted virtually via Zoom beginning at 5:45 PM. Brian Underwood, Linda Morales, Adam Call of The Planning Center, Karen Dada of the Arizona State Land Department, Keri Silvyn of Lazarus & Silvyn, and Regina Beem of Psomas represented the proposed project. Approximately 25 surrounding property owners and residents attended the meeting.

Brian Underwood introduced the project, presented the proposed land use changes to the RSSP, and summarized the development process for State Trust Land. He explained that the plan amendment was the first step in the entitlement process and that a future neighborhood meeting would be held to discuss rezoning the property. He also provided an overview of the plan amendment approval process. Karen Dada detailed the role of the Arizona State Land Department in preparing State Trust Land for future development to support the Trust's beneficiaries.

After the presentation, the meeting was opened to the audience for questions. The discussion focused on potential future uses on the property and compatibility with existing development. Neighbors also asked about the future Sonoran Corridor and the potential for a rail extension through the project. Brian explained that although the corridor runs through State Trust Land, ASLD does not control the design or layout of the transportation project and directed neighbors to the Arizona Department of Transportation for questions concerning the Sonoran Corridor.

Once the question and answer segment concluded, Brian invited those wishing to stay informed about the RITA 10 project to provide their email in the Zoom chat. Twenty emails were collected, and the meeting ended a little after 7:00 PM.

RITA 10

Rincon/Southeast Subregional Plan Amendment

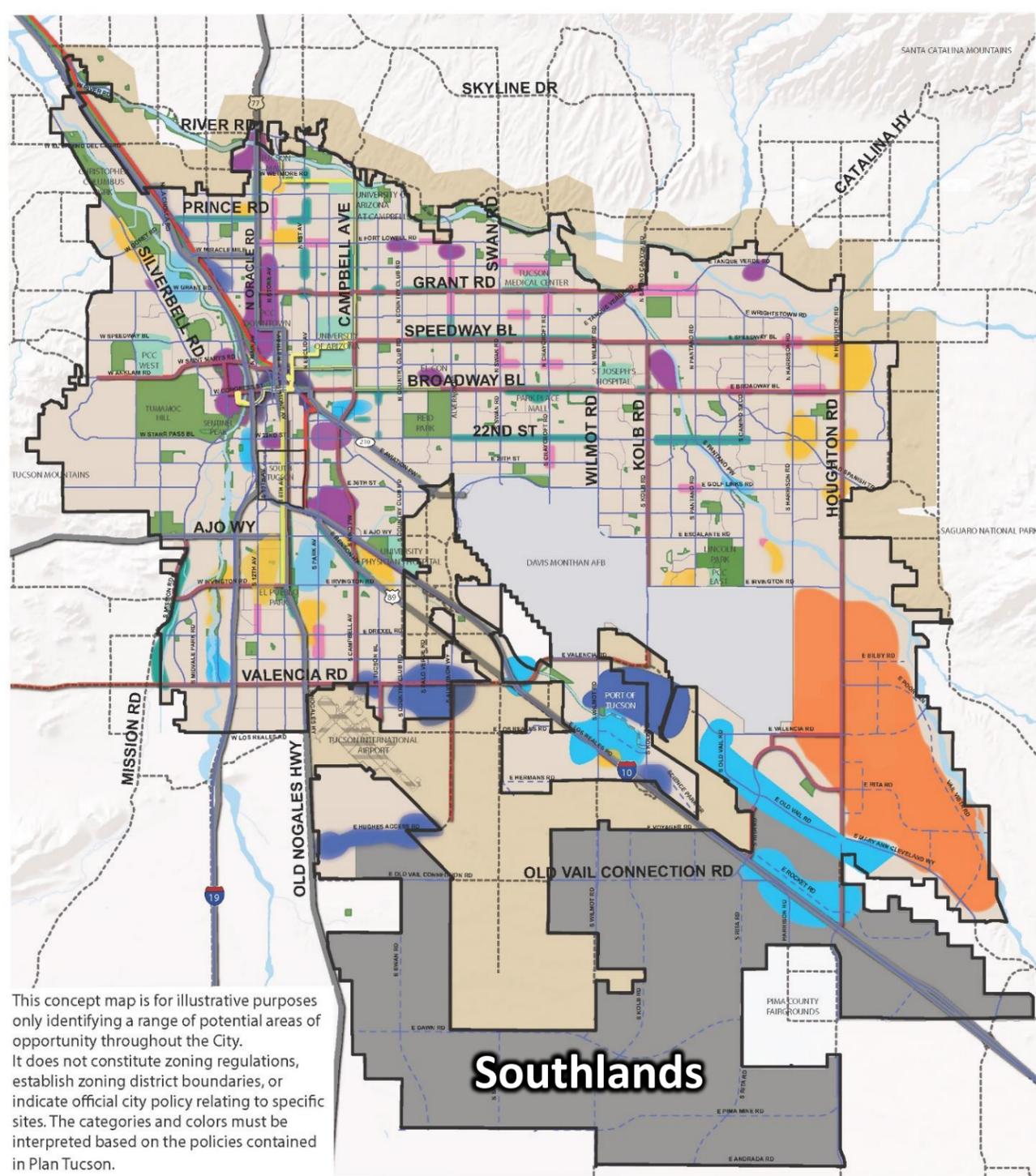
Neighborhood Meeting

April 11, 2023



Plan Tucson Future Growth Scenario Map

“Southlands is a long-term growth area, formed predominantly by large tracts of undeveloped land located at the southeastern and southern perimeters of the city. A large portion of this area is administered by the State Land Department. Prior to releasing these lands for development, the State will initiate planning efforts to promote orderly phased development that reflects sustainable and innovative community design.”



This concept map is for illustrative purposes only identifying a range of potential areas of opportunity throughout the City. It does not constitute zoning regulations, establish zoning district boundaries, or indicate official city policy relating to specific sites. The categories and colors must be interpreted based on the policies contained in Plan Tucson.

Building Blocks

(See Exhibit LT-8 for general descriptions of the building blocks):

- Downtown
- Mixed-Use Centers
- Business Centers
- Industrial Areas
- Mixed-Use Corridors
- Neighborhood Centers
- Campus Areas
- Neighborhoods of Greater Infill Potential
- Houghton Corridor Area
- Existing Neighborhoods
- Potential Annexation Areas

- Southlands
- Existing Parks/Open Space
- City of Tucson Boundary

From Major Streets and Routes Plan:

- Future Roads
- County Major Routes
- Major Highways
- Major Roads

From 2040 Regional Transportation Plan:

- Planned Bus Routes (BRT, Express and Circulator)
- Planned Streetcar
- Planned Commuter/Intercity Rail

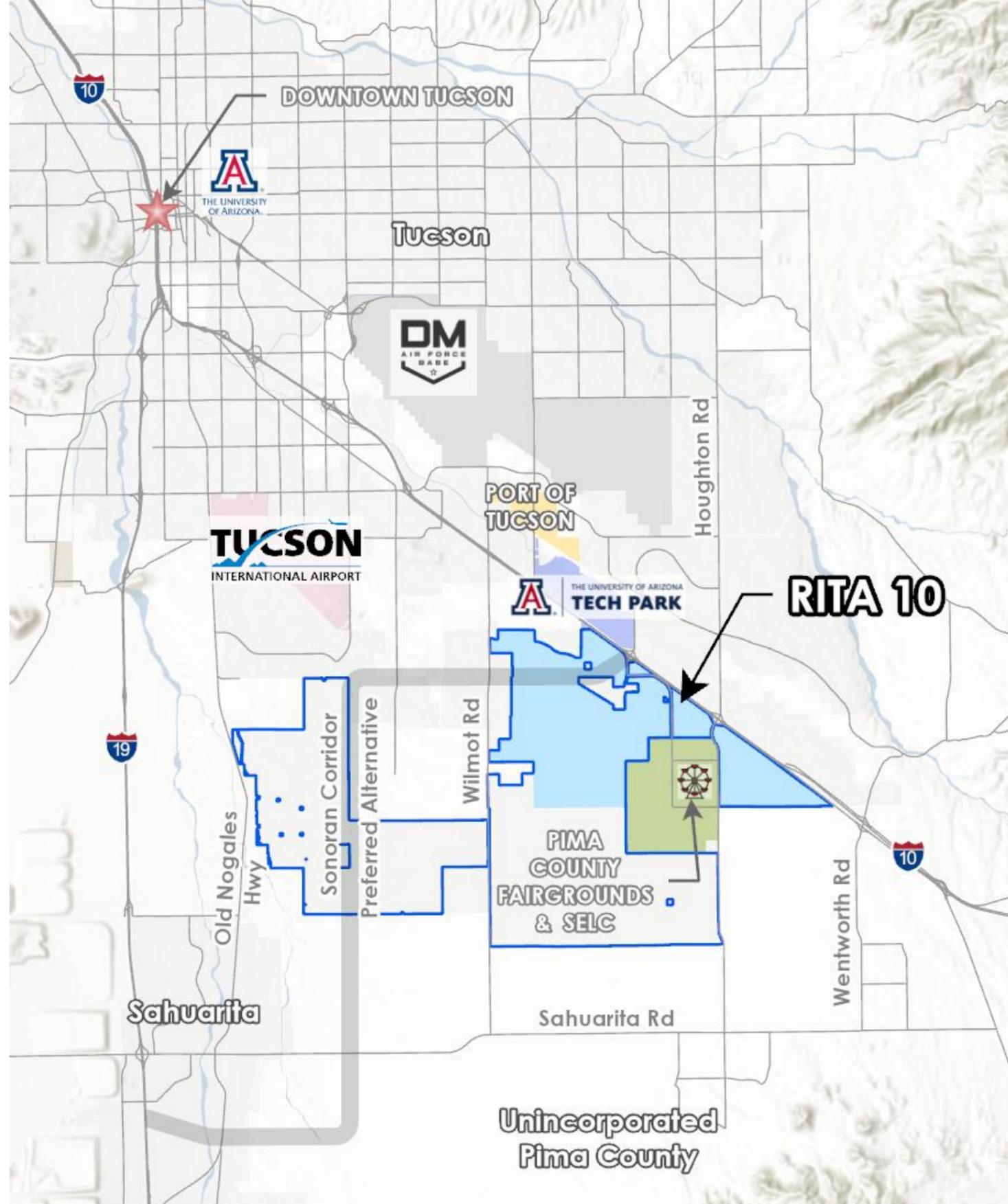
Map available online at www.tucsonaz.gov/plantucson



Map and legend may vary slightly from each other. Colors may also vary depending on printer used.

RITA 10 Property

- Approx. 8,300 acres of State Trust Land between I-10 and Wilmot Road
- The Arizona State Land Department (ASLD) manages State Trust Land for the benefit of 13 Trust Beneficiaries, including:
 - K-12 public schools
 - Public universities – U of A, NAU, & ASU
 - Arizona School for the Deaf and Blind
 - Arizona State Hospital
- ASLD supports these beneficiaries through the planning, sale, and lease of State Trust Land
- Planning begins with amending the Rincon/Southeast Subregional Plan



Legend

- Soutlands State Trust Land
- Rita 10 (8,361 ac)



Goals for the Southlands

1. Economic Development –

- Create contiguous tracts of marketable land
- Capitalize on development interest for major employment
- Provide opportunities for housing and commercial services to support sustainable growth and development

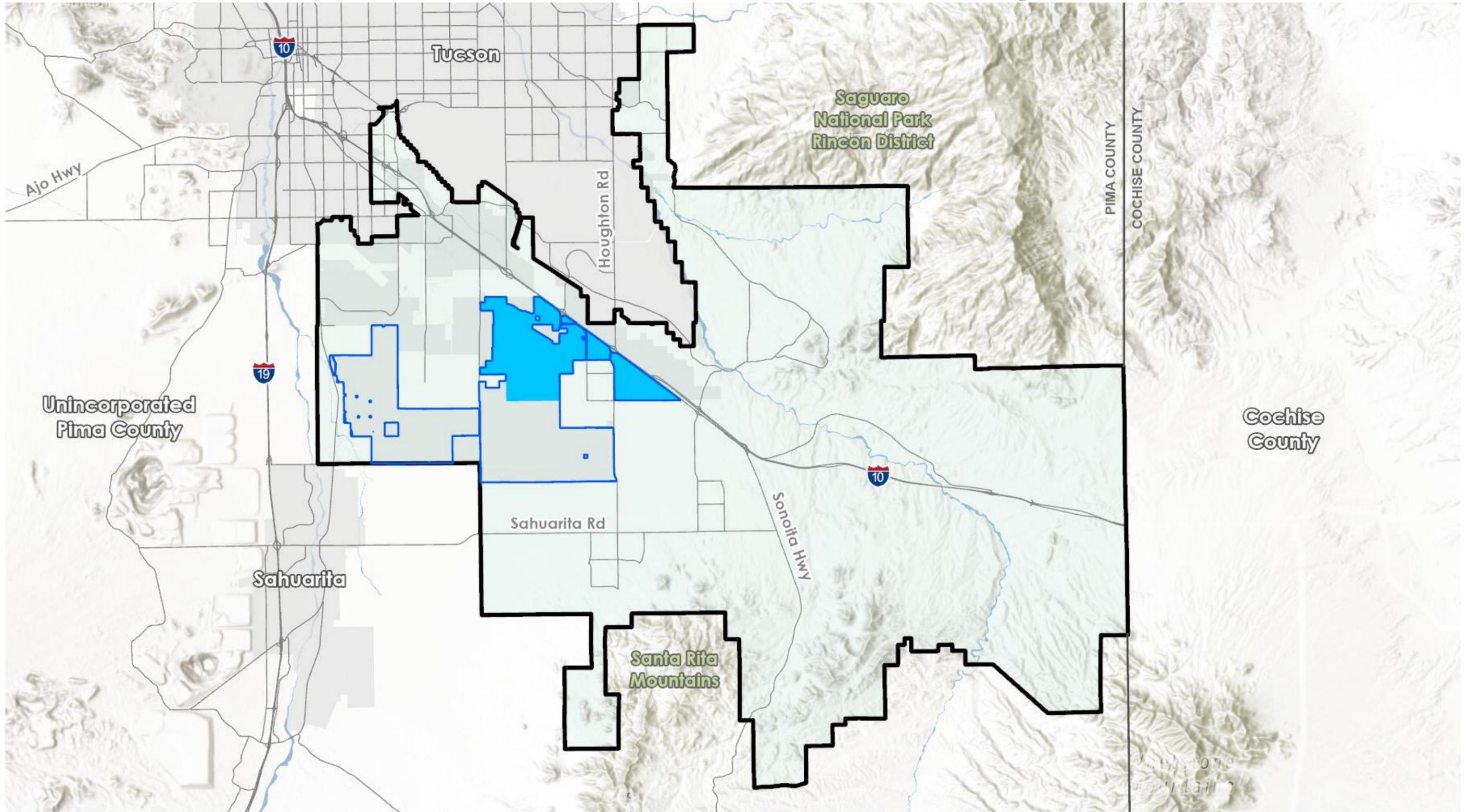
2. Flood Control –

- Consolidate broad, shallow floodplains into manageable corridors
- Reduce future infrastructure costs and flooding

3. Habitat & Wildlife –

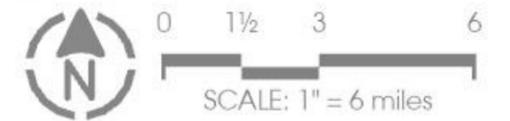
- Utilize enhanced flow corridors to create a healthy network of native vegetation
- Promote wildlife movement through RITA 10 and the rest of the Southlands to surrounding major washes and mountain ranges

Amendment Location Map



Legend

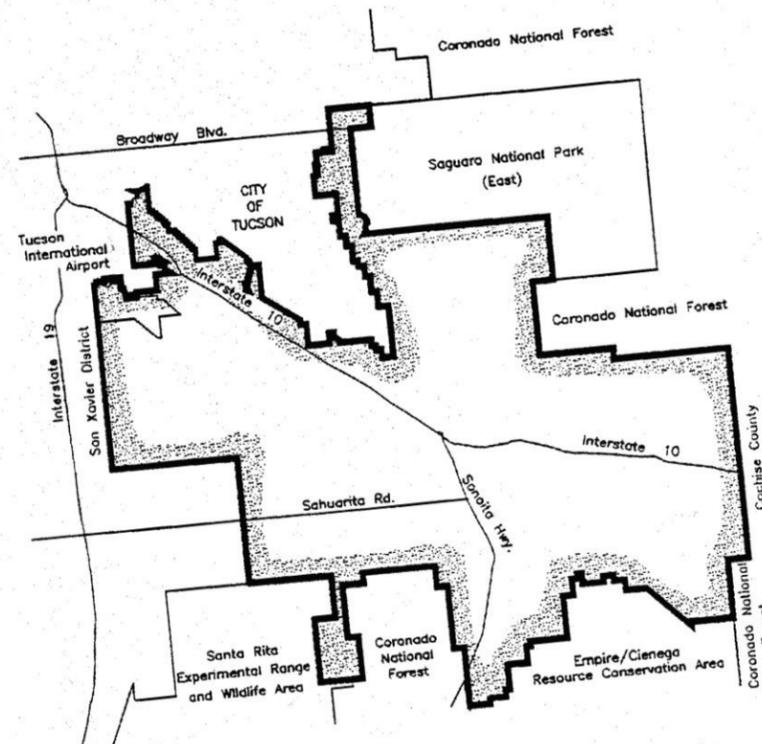
-  Rincon/Southeast Rincon Subregional Plan (RSSP)
-  Soutlands State Trust Land
-  Rita 10 (8,361 ac)
-  Municipalities



Rincon/Southeast Subregional Plan

- Created as part of Pima County's 1992 Comprehensive Plan
- Adopted by the City of Tucson Mayor and Council in 1995 as part of the City's General Plan
- Establishes future land use and development direction for areas annexed into the City
- Consists of four elements
 1. Land Use Maps
 2. Intensity Legend
 3. Subregional Policies
 4. Special Area Policies
- Last amended in 2005

RINCON/SOUTHEAST SUBREGIONAL PLAN



Adopted by
Mayor and Council
December 11, 1995
Resolution No. 17110

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson Zoning Code and, subsequently, the Tucson Land Use Code. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

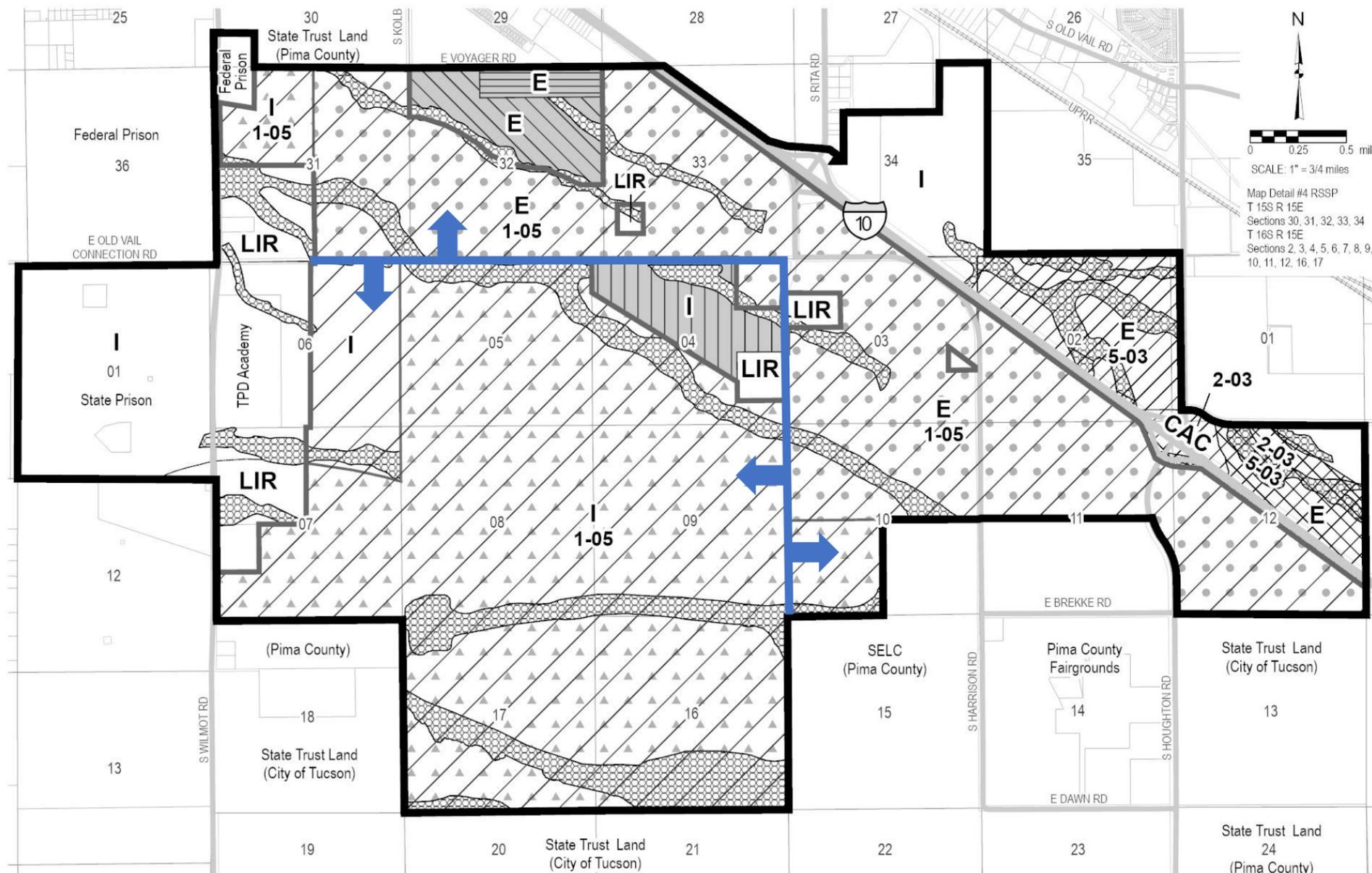
Revision: June 7, 2005 – Maps and text were revised as a result of the adoption of the Houghton Area Master Plan, which superceded areas of this plan. Resolution #20101



Proposed Amendments to the Rincon/Southeast Subregional Plan

- Change land use designations for State Trust Land in two map details (#4 & #8)
- Apply a new Special Area to all State Trust Land in RITA 10 to:
 - Modify land use and zoning districts allowed in *Medium/High Intensity Urban (E)* and *Urban Industrial (I)* designations
 - Allow consolidation of broad, undefined, and shallow floodplain areas through the Planned Area Development (PAD) or Planned Community Development (PCD) rezoning process

Amended Map Detail #4 – RSSP Harrison/I-10



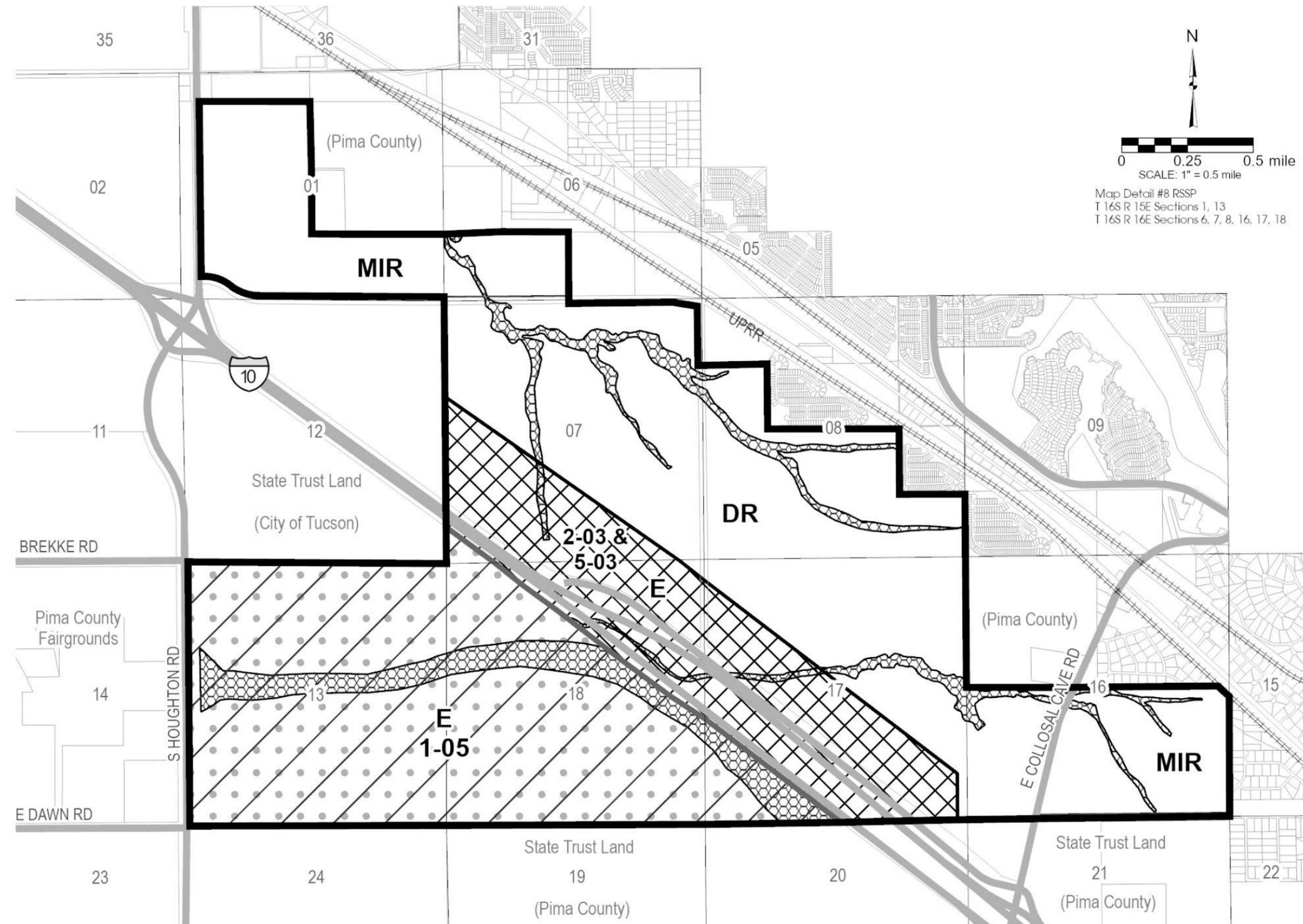
- Designates State Trust Land north and east of the Rita Road and Old Vail Connection Road alignments (**blue line**) as *Medium/High Intensity Urban (E)*
- Designates State Trust Land south and west of the Rita Road and Old Vail Connection Road alignments (**blue line**) as *Urban Industrial (I)*
- Realigns *Resource Conservation* areas to follow areas with greatest flow

Revised Planned Land Use Categories

LIR	Low Intensity Rural		Annexation Area Boundary		Amendment Site 1, Resolution #18793, TEP Gen. Station
E	Medium High Intensity Urban		Special Area (2-03 & 5-03)		Amendment Site 2, Resolution #19316, Mixed Residential Use
I	Urban Industrial		Special Area (5-03 or 2-03)		Amendment Site 3, Resolution #19481, Mixed Residential Use
CAC	Community Activity Center		Special Area (1-05)		Amendment Site 4, Medium High Intensity Urban
	Resource Conservation		Amendment Site 4, Urban Industrial		

Amended Map Detail #8 - RSSP Houghton Road/Dawn Drive

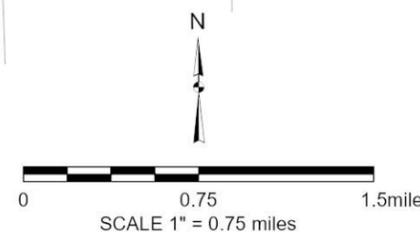
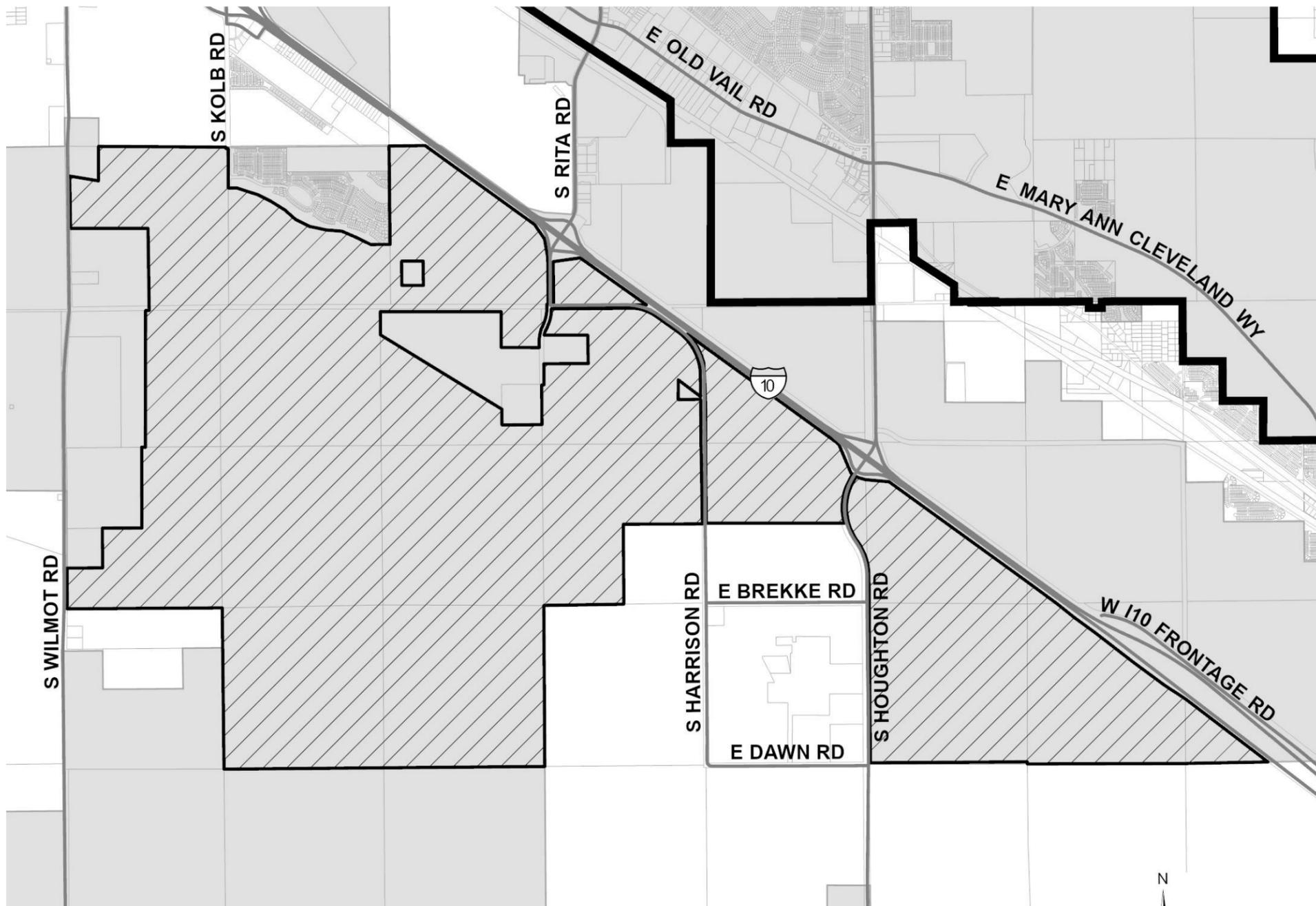
- Designates State Trust Land west of Interstate 10 as *Medium/High Intensity Urban (E)*
- Realigns *Resource Conservation* areas to follow areas with greatest flow



Revised Planned Land Use Categories

DR	Development Reserve		Annexation Area Boundary		Special Area (2-03 & 5-03)
MIR	Medium Intensity Rural		Resource Conservation		Amendment Site 1, Medium High Intensity Urban
E	Medium High Intensity Urban		Special Area (1-05)		

Special Area 1-05 RITA 10 – State Trust Land



- Applies Special Area Policies to all State Trust Land within the RITA 10 boundary
- Adds the C-3, I-1, and I-2 zoning districts as allowable zones in the *Medium/High Intensity Urban (E)* Land Use category
- Specifies that all zoning districts allowed within *Medium/High Intensity Urban (E)* are also allowed in the Urban Industrial (I) category
- Allows modifications to floodplain limits and *Resource Conservation* areas via PAD or PCD rezoning

RITA 10 Development Process

- Plan Amendment
 - High-level goals and policies guiding land use
 - Creates the framework to change the property's zoning
- PAD Rezoning
 - Specifies land-use regulations applicable to future development
 - Preliminary planning for roadways, drainage, and other infrastructure
 - Identifies additional planning efforts necessary for development
 - Entitlements allow ASLD to market land to potential users
- Land Sale
 - State Trust Land is packaged as development units and sold at auction to employers seeking to develop the properties
- Secondary Planning
 - Purchasers conduct secondary planning efforts identified in the PAD to prepare their properties for permitting and construction
- Development
 - Purchasers obtain necessary permits and begin construction
 - **ASLD maintains a supervisory role until all development in RITA 10 is complete**

WE ARE HERE



Pre-submittal Meeting

Staff Determines that a Plan Amendment is Required

Neighborhood Meeting

- Mailing list for notification supplied by city

Plan Amendment Submittal

SUBMITTAL -
not less than 15 days or more than 60 days after neighborhood meeting

Staff Report

Planning Commission Study Session

- 4 weeks after submittal

Planning Commission Public Hearing

PUBLIC NOTICE -
not less than 15 days or more than 30 days prior to hearing

Mayor & Council Public Hearing

- PUBLIC NOTICE
not less than 15 days or more than 30 days prior to hearing

Mayor & Council Decision

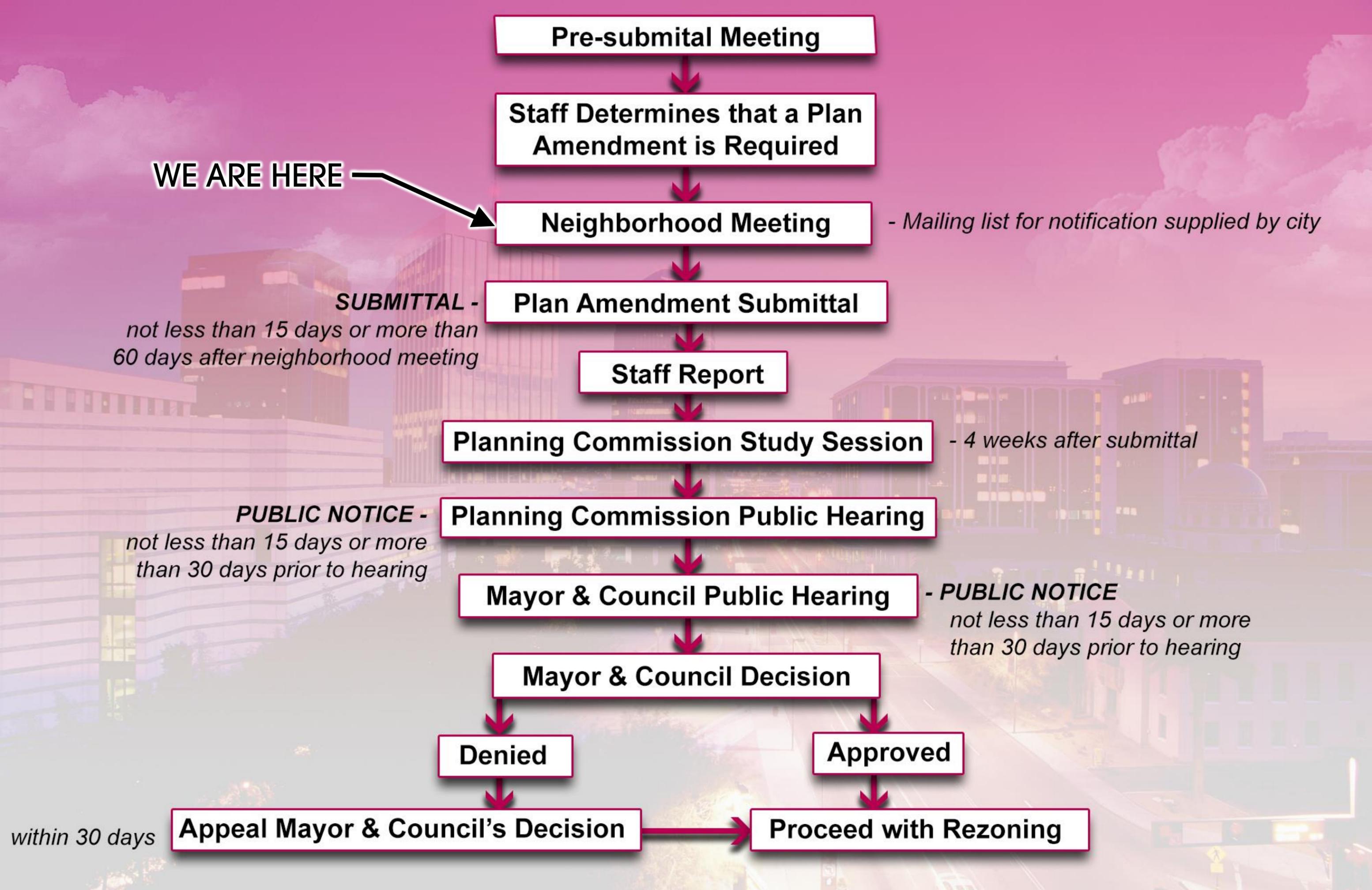
Denied

Approved

Appeal Mayor & Council's Decision

Proceed with Rezoning

within 30 days



QUESTIONS???

Neighborhood Meeting
April 11, 2023



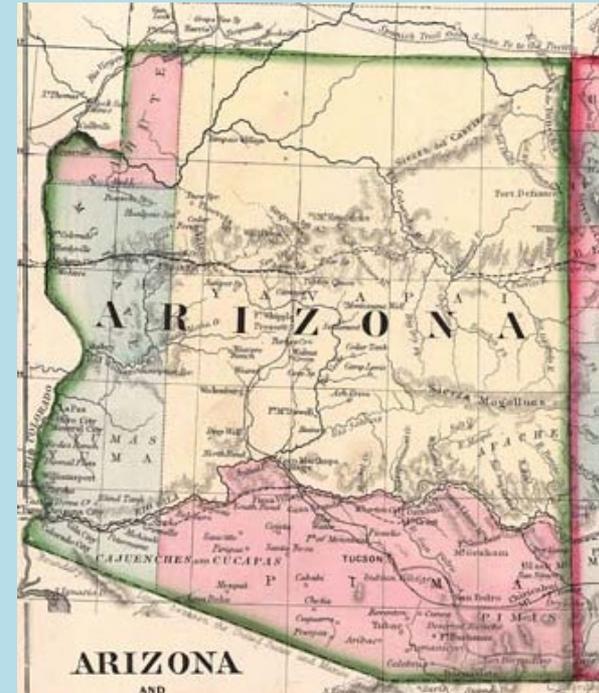
Arizona's State Trust Land



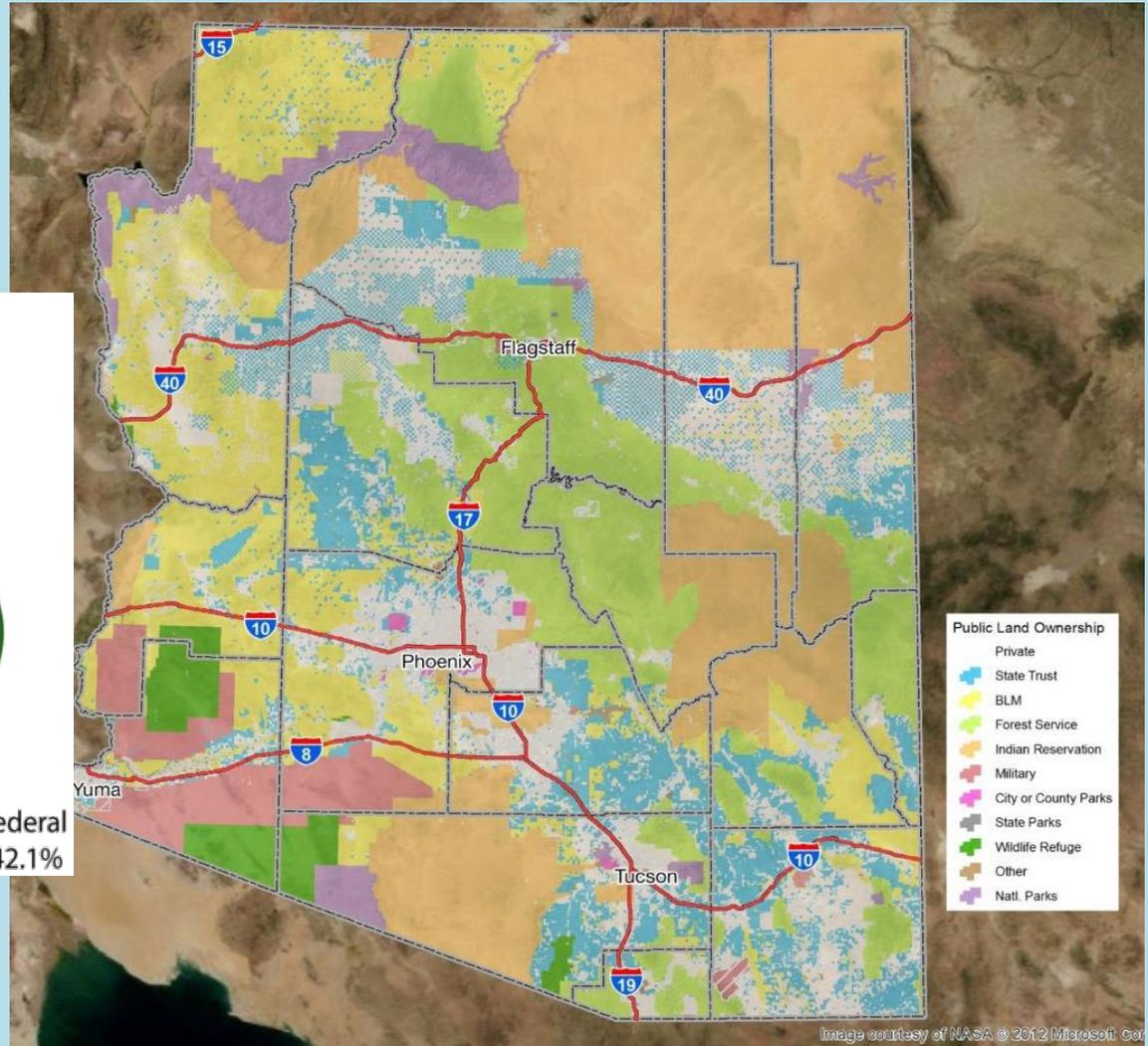
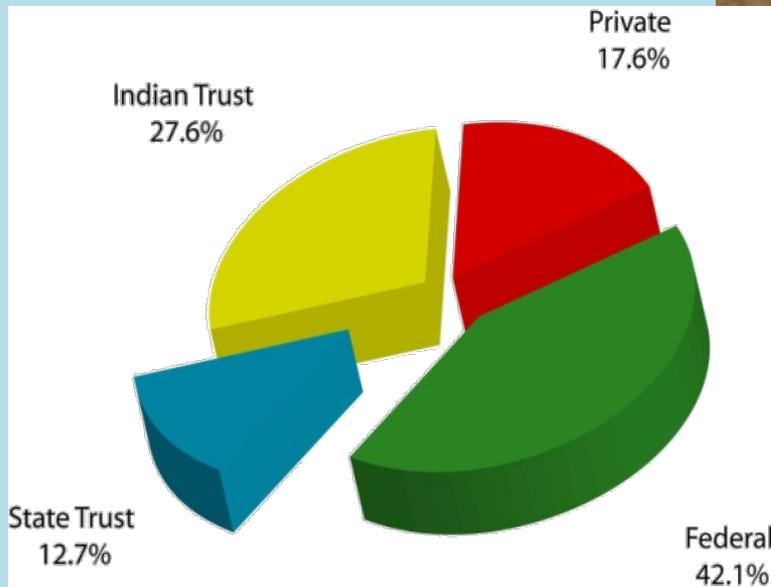
What is State Trust Land?

State Trust land is:

10.8 million acres of land that was granted to Arizona by the federal government to be placed into trust as an asset to fund critical public service beneficiaries in Arizona, the largest of which is K-12 public education



Arizona's State Trust Land



State Trust land is not public land or permanently designated open space!

Because these lands are held in trust, they differ greatly from public lands such as state parks, US Forest Service land and are more akin to private land.



Significant Trust Land Rules:

- *All Arizona State Land is held in **trust***
- *Trust lands can't be sold for less than **fair market value** as determined by **appraisal***
- *Land sales or leases in excess of ten years require a **public auction***
- ***Every dollar earned goes to the Trust***

What about the money?

- *Every dollar earned goes into the Trust*
 - *ASLD is a General Fund agency*
- *ASLD partners with local governments for land planning and entitlements.*



Every Acre has a Beneficiary

State Trust land is held in trust and managed by the Arizona State Land Department for the sole purpose of generating revenues for Arizona's K-12 public schools...

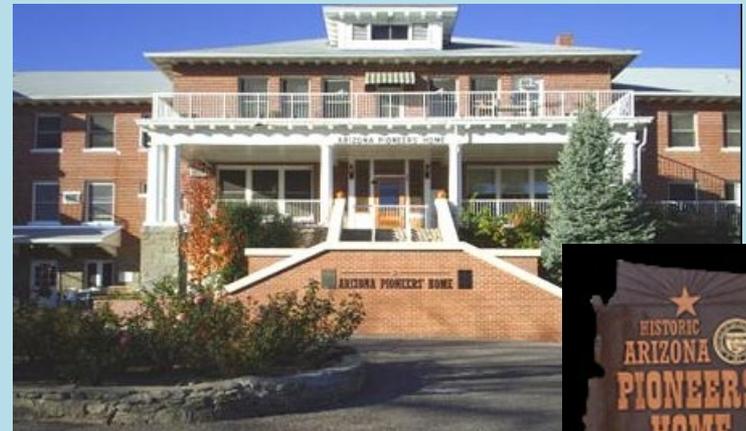


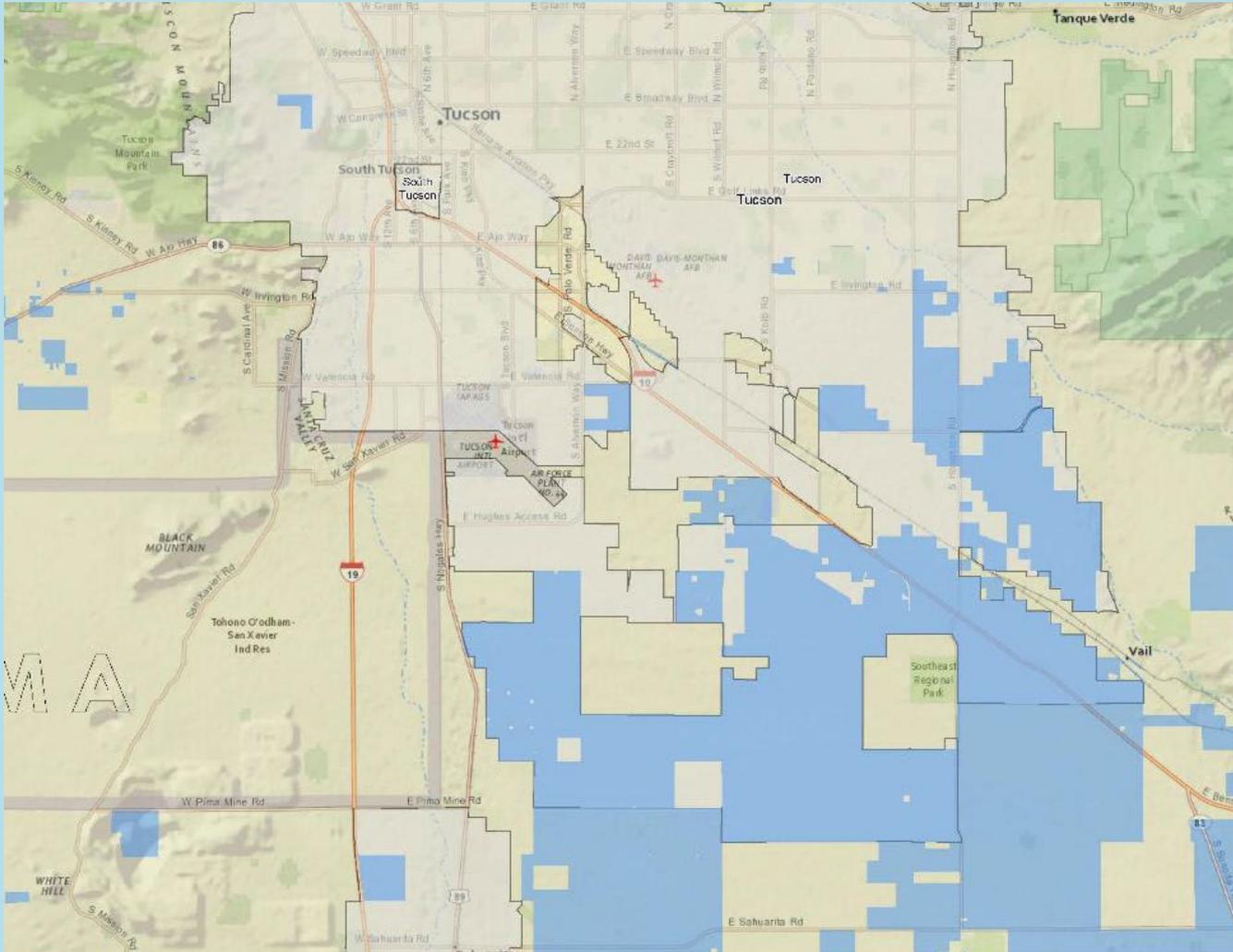
Image Source: Raising Arizona Kids.com



Image Source: azed.gov

...and 12 other institutional beneficiaries.





State Trust Land around Greater Tucson

Conclusions:

- ***State Trust land is not public land and should be thought of in the same way as private land***
- ***Every dollar ASLD earns goes to our beneficiaries***
- ***ASLD partners with local government for land use and infrastructure planning***
- ***ASLD sales and leasing activity in Rio Vista Village:***
 - ✓ ***Sale to the City of Phoenix in 1998***
 - ✓ ***Two currently-active mineral materials leases***
 - ✓ ***No current purchase applications***
- ***Completion of the City of Phoenix's Anthem West water and wastewater infrastructure extension in 2021-22 may stimulate development interest on State Trust land in the Rio Vista Village***

